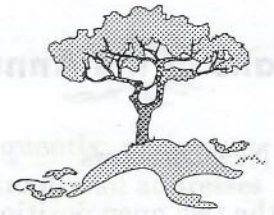


Surf Pines Breeze

Newsletter of the Surf Pines Association



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Members Make Decisions at Annual Meeting



During the well-attended annual meeting on Saturday, August 9, 2003, at the Astoria Golf and Country Club, members of the Surf Pines Association made these decisions:

- Elected two new directors, Patrick Kelley and Tom Wilcox
- Adopted an amendment to the bylaws that establishes a procedure for eliminating hazardous conditions and general nuisances
- Approved construction of a new security house and authorized financing for the construction
- Approved an annual budget for 2003-2004

See details of the meeting on page 2.

Ice-Cream Social



You and your family or a friend are invited to the Surf Pines Ice-Cream Social on Saturday, October 4, 2:00-5:00 p.m. This outdoor social (with a comfortable alternative in case of rain) is at the south end of Ocean Drive in the pocket park in front of Bonny Groshong's home, 89012 Ocean.

Come for ice cream, of course—including some home-made ice cream—and for fun as you socialize with friends and neighbors.

Bring a favorite topping. The ice cream, some toppings, bowls and spoons, cones, and napkins will be provided for you.

The ice-cream social is sponsored by the Community Relations Committee, the friendly neighbors who sponsored the perfect Surf Pines 5th of July Picnic.

Details of the Annual Meeting



Two New Directors

For the two open positions on the Board of Directors, the Nominating Committee, which included outgoing directors Marge Bloomfield and Ralph Todd, presented a slate of four candidates:

Alan Beck, Patrick Kelley, Tom Wilcox, and Inarose Ries Zuelke.

The membership elected Patrick Kelley and Tom Wilcox as the two new directors.

Amendment to Bylaws

Advised by an ad hoc Safety Committee, which was chaired by Ralph Todd and included other residents with legal expertise, the board recommended adoption of an amendment to the bylaws that establishes a procedure for eliminating hazardous conditions and general nuisances. These conditions and nuisances include unprotected excavations, flammable materials, unused appliances, unsafe buildings, garbage, and unsupervised dogs.

After a discussion that focused on the amendment to the bylaws as a supplement to existing county rules and regulations, the membership adopted the amendment by a vote of 96 to 17.

New Security House

Advised by an ad hoc Security House Committee, which was chaired by Gene Keever, the board proposed construction of an attractive new security house to provide not only a home for the security staff, but also an office for the business and the records of the association. As the committee worked, numerous members contributed their expertise to the process of determining an appropriate site near the old gate house and an appropriate structure, an Adair Home with 1570 square feet of living space for the security staff and 130 square feet for an office. After a discussion that focused on the amount of living space, the membership approved construction of the new security house as the board proposed by a vote of 88 to 27.

The board proposed financing the construction of the new

security house, a project that is estimated at approximately \$160,000, with a mortgage of \$90,000 and the \$70,000 that is on hand in development fees, unexpended gate reserves, and unallocated resources. After a discussion that focused on financing the construction with a one-time assessment instead of a mortgage, the membership authorized financing as the board proposed by a vote of 84 to 25—considerably more than the two-thirds majority that was required on this vote.

Annual Budget

On behalf of the board, Ralph Todd, the treasurer, presented a conservative annual budget for 2003-2004 that included total income of \$127,050, total operating expenses of \$77,130, and total reserves of approximately \$46,000. The membership approved the annual budget by a vote of 88 to 11.

Directors:

Burr Allegaert

Michael Wilkin

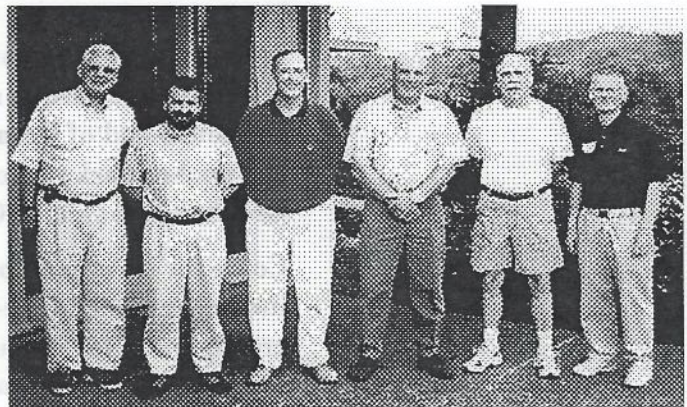
Tom Wilcox

Don Kruger

Patrick Kelley

Administrator:

Bill Barrons



Board Sets Assessment at \$10 per Day



At the regular monthly meeting on September 15, 2003, at the Seaside Library, the board set an assessment of \$10 per day for failure to eliminate a hazardous condition or a general nuisance in accordance with the amendment to the bylaws that the membership adopted at the annual meeting. The assessment of \$10 per day is the amount that was recommended by the ad hoc Safety Committee that drafted the amendment to the bylaws.

Here is the text of the amendment to Section 8.1 of the bylaws:

8.1 GENERAL POWERS: The Board of Directors shall have the power to:

.....

(d) Require members to maintain their property free of hazardous conditions or general nuisances including but not limited to:

1. Unprotected excavations more than four feet in depth
2. An accumulation of dead or dying trees, brush, or other flammable materials
3. Unused refrigerators, freezers, or similar appliances accessible and dangerous to children
4. Structurally unsafe buildings such as one damaged by fire
5. Garbage or odorous materials
6. Dogs allowed to run freely out of sight of the owner

If a majority of the Board determines, upon receipt of a written complaint, that a hazardous or potentially hazardous condition or general nuisance exists, it shall notify the member owning the property on which it exists of such condition by certified mail, the date of which shall be the presumed date of receipt. If, within thirty [30] days following receipt of the notice from the Board directing the member to eliminate or correct a specifically described hazardous condition or general nuisance [1] the condition continues unabated and [2] the member has not appealed the order of the Board, in writing, stating the reasons why the member should not be required to abate the described condition, the Board may send the member a second notice stating that, if the condition is not abated within an additional thirty [30] days following receipt of the notice, the Board will impose an assessment [in the amount determined from time to time by the Board and published in the *Breeze* prior to becoming effective] for each calendar day that the condition described in the directive continues, which shall be collected in accordance with Section 9.6 and/or

If the member submits a timely written appeal, the Board shall not issue the second notice provided above without a hearing that shall be held not less than 15 days after notice of the time, date, and place of the hearing is provided to the member.

Nothing in this Bylaw shall prevent the reporting of any violation of local, state, or federal law to proper authorities.



Questions and Answers



The Community Relations Committee recently surveyed members. An important result of the survey is that the committee identified a set of questions that members frequently ask. Here are answers to these frequently asked questions.

Q1: What about dogs on the loose?

A1: This is probably the most frequently asked question. In Surf Pines, dogs are to be under the control of a responsible person at all times. This means that they are not to be running loose. The board has approved a new practice that will result in friendly but firm letters to dog owners who ignore the rule, reminding them that their neighbors expect dogs to be tied up, penned, or under direct control at all times. If that is not sufficient to solve the problem, then the new bylaw that was adopted by the members at the annual meeting should contribute further to the solution. The bylaw provides that owners who allow their dogs to run loose can be assessed a financial penalty, which the board set at \$10 per day.

Q2: Why have the gates been open so often?

A2: The board has reduced the time that the gates are open by doing a better job of preventive maintenance and keeping on hand an inventory of parts that commonly have to be replaced. That still has not eliminated the problem. When one gate is inoperative, its partner is opened to prevent drivers from using the wrong gate "just because it is open." Usually, a gate is open because of an electrical or a mechanical problem. If Lynn Meyrick, Security, cannot solve the problem promptly, local contractors are called for assistance. During high winds, the south gates are opened to prevent damage. And both the north and south gates can be open by pre-arrangement on the last Saturday of the month and the following Sunday for members' garage sales and open houses.

Q3: Why were the gate codes changed?

A3: The codes were changed because, over time, many people who did not have a need to know a code knew one. Some of these people were former members of the association and others were contractors and their employees (and their former employees) who no longer had a need to open the gates. Codes are deleted when members sell their property and the codes of all contractors are periodically changed to reduce the number of people who unnecessarily know codes.

Q4: Can we give others our gate code?

A4: Please don't! Your gate code is only for your use and the use of your immediate family. For all others, please use the monthly visitors' code that you receive with your quarterly dues statements. The visitor code operates the gates between 6:00 a.m. and 9:00 p.m. If you are having a party and need a special code, contact Lynn Meyrick at the south gate at least a week in advance.

Q5: Why can't we have CC&Rs?

A5: Surf Pines' CC&Rs (Covenants, Conditions, and Restrictions) expired more than 20 years ago, though the newer subdivisions—Silverspot Meadows, Surf Pines Landing, and Horizon Estates—do have their own CC&Rs. A few years ago, the board researched a proposal to reestablish CC&Rs and determined that 100 percent of the members would have to approve of any new CC&Rs before they would become effective. That seems to be a level of acceptance that could not be achieved. Therefore, the board is trying to do some of the things that are usually done through CC&Rs with our bylaws. The amendment that was adopted by the members at the annual meeting is an example. It deals with unprotected excavations, flammable materials like an accumulation of dead trees, unused refrigerators accessible to children, structurally unsafe buildings, garbage, and loose dogs.

Q6: Are rental properties permitted in Surf Pines?

A6: A home in Surf Pines can be rented, but the county land-use regulations do not permit a rental to be for less than one week.

Questions and Answers (continued)



Q7: How many more homes will be built?

A7: County land use regulations limit the size of lots to not less than one acre. As of July 1, 2003, Surf Pines has 242 homes and 123 undeveloped parcels, some of which can be further subdivided into 1-acre lots. With perhaps the potential for 40 more lots, expect a total of about 400 homes. Development has occurred slowly with only 6-10 new homes per year so it might take 15 to 20 years to fully develop the community, unless there is a change in the pace of development.

Q8: Can we protect our views from trees?

A8: Trees blocking views are always going to be a problem because there is no maximum permitted height. Many of the Shore Pines are approaching the end of their expected life, according to one expert, so a problem today might be solved by next year. If you have a problem with a tree that is not on your property, speak to the owner of the property. Maybe a cooperative solution can be found.

Q9: Can we lower the sand dunes?

A9: Several members are working on this problem apart from the association. If you are interested in volunteering or receiving an update, call 738-5069.

Q10: Who maintains the paths to the beach?

A10: The paths to the beach are mowed four or five times each year by the association. The location of each path is marked with a signpost on the west side of Ocean Drive. As more residences are built, the Roads and Grounds Committee will add more paths as a method of reducing the number of people who use any one path.

Q11: Why not a gate to Pinehurst at the south end of Manion Drive?

A11: The board is working on this idea. Right now, the conditions placed on the Pinehurst subdivision when it was approved by the county prohibit routine access between Pinehurst and Surf Pines. In the next few years, when owners in Pinehurst assume responsibility for their homeowners' association, the board will seek their support to open the fence so that walkers, runners, and bicyclists can travel freely between the two communities.

Q12: How can we get agendas for board meetings?

A12: This question has prompted the board to do a better job of making agendas for the meetings more easily available. Agendas will be posted on the Surf Pines Web site at www.surfpines.org on the Friday before the meeting. Agendas also will be available at the gate house during Security's office hours, Thursday through Monday from 9:00 to 11:00 a.m. All members of the association are welcome to attend the board meetings.

Q13: When will new directories and handbooks be available?

A13: A new edition of the directory of members with homes in Surf Pines is now being prepared for distribution in January. Next year, the *Owners' Information Guide* will be updated.

Q14: What do dues provide?

A14: Your quarterly dues pay for current maintenance of streets and gates and for their long-term renewal or replacement, for street lights, insurance, the cost of the security person and his housing, the annual meeting expenses, property taxes, and the cost of administration and record keeping.

Norma Keever is the chairperson of the Community Relations Committee, Bonnie Groshong is the co-chairperson, and other members include Barbara Damon, Sue Drummond, Robin Rhodes, Katie Weber, Nancy Wilcox, and Carolyn Wohlgemuth. Kudos to the committee for their work in identifying these frequently asked questions.

Another Deer Killed

Another deer was killed, recently, by an automobile on the roads of Surf Pines.

Though Lynn and Pam Meyrick, Security, are naturally reluctant to remember the deer that have been killed on our roads, they really cannot forget. Lynn and Pam remember the fawn that was killed in 2001, soon after they arrived in Surf Pines; the deer killed in 2002; and the two deer killed already this year. The worst memories, Lynn says, are of his having to finish what the automobiles started.

Please ask the drivers in your family to drive slowly. Tell the drivers in your family to drive as if they expect to see deer on the roads of Surf Pines—deer suddenly and directly in front of an automobile, in the twilight and the rain.

And if a driver in your family does not value deer, then the driver probably does value his or her automobile. Tell that driver about the amazing amount of damage that can be done to an automobile that hits a deer, especially if the automobile is speeding.



Expect to see deer on the roads of Surf Pines.

No Hunting

As hunting season approaches, remember that hunting of any kind is prohibited in Surf Pines.

In fact, according to the *Owners' Information Guide*, no pursuing, trapping, injuring, or molesting of any bird or animal is allowed without the approval of the board.

Discharge of a firearm is likewise prohibited.

The use of a firearm should be reported to the Clatsop County Sheriff: 325-2061 for the 24-Hour Non-Emergency Dispatch Center or 911 for emergency calls only.



Got Mail?

Please update your e-mail address, as requested by Woodford & Wood, and return the update to them for the forthcoming new edition of the *Directory*.



E-mail addresses change frequently, perhaps even more frequently than snail-mail addresses and telephone numbers. Get your current e-mail address in the new *Directory*.

Get DSL?

If you are interested in getting DSL on your phone line for your computer, it is now available in Surf Pines from Qwest. You'll have to check with Qwest to find out if the phone lines to your house can carry DSL. The phone company may have to "condition" your phone line for DSL at no charge.



The rates for DSL will vary depending on the type of line (256K line or 640K) and your phone features.

Another way to improve your computer speed is through the Internet services that Charter Communications provides for our area.

Checked Surf Pines Web Site Lately?

A revised Web site for Surf Pines is now available for residents to check current news and for non-residents to discover the charms of living in Surf Pines.

The Web site is at www.surfpines.org. Notice the change in the Web address: not *com*, but, appropriately, *org*.



The Web site will include information about Surf Pines location and history, changes to Surf Pines as new residents move to our community, agendas for board meetings, activities of Surf Pines committees, and minutes for board meetings. Pictures like the following ones will be added.



Good neighbors Terry and Molly Lowenberg host a picnic for Surf Pines friends and visitors.



Surf Pines residents gather for good food and good company at the 5th of July picnic.

Letter from Park Committee Chair



The Sunset Parks and Recreation Foundation has determined that it received the donations for our park in error. After further review of the requirements, the Foundation has determined that the park and the area are not eligible to utilize the Foundation because the area is not open to the public and the park land is not publicly owned.

A letter from the Foundation will be sent to all of those good neighbors who made a donation and to the Surf Pines Association explaining the process and the next steps.

In the future, donations to continue the improvement of our park can be made directly to the Surf Pines Association.

I am truly sorry for the error. If you have questions, then please call me at 738-3311.

Mary Blake

Chairperson, Park Committee

Surf Pines Association Board of Directors

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The Surf Pines Breeze is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Lane, Warrenton, Oregon 97146. Members are invited to contribute articles. Contact Roger Masse or Patrick Kelley at roger_masse@sprynet.com or at 33251 Pine Ridge Court.